

**City Council Airport Committee  
Tuesday, October 23, 2018  
Meeting Minutes**

After determining that a quorum is present, the Council Airport Committee of the Denton City Council convened in a Closed Meeting on Tuesday, October 23, 2018, at 10:01 a.m. in the City Hall, City Hall Conference Room at 215 E. McKinney St., Denton, Texas at which the following item will be considered:

**PRESENT:** Mayor Chris Watts and Councilman John Ryan

**ABSENT:** Councilmen Don Duff was excused

**STAFF PRESENT:** Mario Canizares, Assistant City Manager, Trey Lansford, Deputy City Attorney, Scott Gray, Airport Manager, and Patty Keller, Recording Secretary.

**OTHERS PRESENT:** Mike Sykes, US Aviation

**1. CLOSED MEETING**

- A. CAC18-025** – Deliberate regarding Real Property - Under Texas Government Code 551.072; Consultation with Attorneys - Under Texas Government Code Section 551.071.

Discuss, deliberate, and receive information from staff and provide staff with direction pertaining to Airport lease and permit policies, procedures, terms and rates where the deliberation of same in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person or potential litigation. Consultation with City's attorneys regarding legal issues associated with Airport leases and permits where a public discussion of these legal matters would conflict with the duty of the City's attorneys to the City of Denton, the Denton City Council, and the Council Airport Committee under the Texas Rules of Disciplinary Conduct of the State Bar of Texas, or would jeopardize the City's legal position in negotiations or potential litigation.

Following the completion of the Closed Meeting, the Council Airport Committee convened in a Regular Meeting to consider the following items:

Open meeting began at 10:33 a.m.

Mike Sykes of US Aviation entered the room.

**2. REGULAR MEETING**

- A. CAC18-027 - Consider approval of the Council Airport Committee of the Denton City Council Meeting Minutes of August 23, 2018.**

Mayor Watts made a motion to approve the minutes as presented. Councilman Ryan seconded the motion. The motion was approved unanimously with a vote of (2-0).

- B. CAC18-026 - Receive a report, hold a discussion and provide staff direction on Terminal Area Development.**

Gray stated the Airport is nearing buildout on the eastside of the Airport, and as indicated in the April 19, 2018 Airport Appraisal Report, approximately 17.6 acres of vacant land remains. It is anticipated that approximately half of this development area will be under development review or under a lease agreement within the next 12 months. The Airport has a limited number of parcels capable of accommodating larger aircraft (aircraft with wingspans greater than 79 feet: Gulfstream V, Global Express, and Boeing 737). Only two general areas remain that can support these type of aircraft: Site 9 at the south end of the Airport and the area adjacent to the Terminal Building.

On April 24, 2018, the Terminal Area Development issues were discussed at the Council Airport Committee meeting. The Council Work Session scheduled on June 12, 2018 was postponed to further explore development options with an interested developer to determine the impacts of the proposed joint-use Fire Station site. The developer has since retracted interest in the site.

Staff recommends forwarding for Council consideration the Airport Advisory Board and Council Airport Committee's previously recommended proposed Fire Station location. Additionally, Staff recommends to continue to not explore a long-term lease agreement for any portion of the apron north of the Terminal Building until such time an operator is identified for the Greenpoint facility so as to ensure ample apron space can be provided for safe and efficient aircraft operations. Staff further recommends continuing to managing the use of the apron north of the Terminal Building for large aircraft operations and to establish overnight/use fees associated with the use.

Mayor Watts and Councilman Ryan agreed with Staff recommendation.

## 2. CONCLUDING ITEMS

Mayor Watts then requested information on what were the advantages of taking the Airport to an enterprise fund and what would be the disadvantages of removing it.

With no further business, the meeting was adjourned at 10:48 a.m.

The City Council Airport Committee approved the October 23, 2018, Committee Meeting Minutes on November 27, 2018.

  
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JOHN RYAN  
COMMITTEE CHAIRMAN  
CITY OF DENTON, TEXAS

  
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SCOTT GRAY  
AIRPORT MANAGER